



16 King Edward Avenue, Broadstairs
£599,995

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The house itself was recently converted from its original four bedroom, one bathroom layout into a three bedroom, two bathroom, with the master bedroom being en-suite. Upon entering the property, one is greeted by a simple and contemporary entrance area with stairs leading to the first floor. The lounge area is segregated with internal French doors, with a guest loo immediately adjacent. The kitchen and dining room have been opened up to create a spacious open plan living area, with separate doors leading out to the back patio and garden. The original utility room has been retained and converted into a walk-in pantry and a separate storage room. To the first floor there are three bedrooms, with the master bedroom benefiting from a modern en suite shower. All three bedrooms are doubles, each with new fitted wardrobes. There is a large window overlooking the garden, where the current owners had plans drawn up to add a first floor extension. All plans drawn up and permissions obtained will be supplied by the current owners. The house was made available for short term let over summer while the current owners were away - data pertaining to this can be made available by the current owners upon request.

Tenure: Freehold

- Character Home
- Three Bedrooms
- Beautifully presented
- Close To The Train Station
- Close To The Beach





Ground Floor

Entrance Hallway

Entrance

Lounge

Dimensions: 3.76 x 4.79 (12'4" x 15'8").

Dining Room

Dimensions: 2.93 x 3.78 (9'7" x 12'4").

Kitchen

Dimensions: 2.58 x 3.70 (8'5" x 12'1").

Lean to

Downstairs WC

First Floor

Bathroom

Dimensions: 1.51 x 3.22 (4'11" x 10'6").

Bedroom One

Dimensions: 2.91 x 4.20 (9'6" x 13'9").

Ensuite

Dimensions: 46.33m x 59.44m (152 x 195).

Bedroom Two

Dimensions: 2.96 x 3.69 (9'8" x 12'1").

Bedroom Three

Dimensions: 2.45 x 3.00 (8'0" x 9'10").

External

Garden

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure